066.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	970,100 / 970,100
					USE VALUE:	970,100 / 970,100
					ASSESSED:	970,100 / 970,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		EDGEHILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOTH ALEXANDER R &
Owner 2:	WU JING
Owner 3:	
Street 1:	33 EDGEHILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MELLY JOHN R--ETAL -
Owner 2:	MELLY CAROL A -
Street 1:	33 EDGEHILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 3054 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5665.000	552,500	4,600	413,000	970,100
Total Card	0.130	552,500	4,600	413,000	970,100
Total Parcel	0.130	552,500	4,600	413,000	970,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.64 /Parcel: 317.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42233

GIS Ref

GIS Ref

Insp Date 11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 066.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	552,500	4600	5,665.	413,000	970,100		Year end	12/23/2021
2021	101	FV	536,700	4600	5,665.	413,000	954,300		Year End Roll	12/10/2020
2020	101	FV	536,700	4600	5,665.	413,000	954,300	954,300	Year End Roll	12/18/2019
2019	101	FV	376,000	4600	5,665.	383,500	764,100	764,100	Year End Roll	1/3/2019
2018	101	FV	376,000	4600	5,665.	383,500	764,100	764,100	Year End Roll	12/20/2017
2017	101	FV	376,000	4600	5,665.	336,300	716,900	716,900	Year End Roll	1/3/2017
2016	101	FV	307,500	4600	5,665.	306,800	618,900	618,900	Year End	1/4/2016
2015	101	FV	299,500	4600	5,665.	271,400	575,500	575,500	Year End Roll	12/11/2014

!5662!

PRINT

Date	Time
12/30/21	02:34:01

LAST REV

Date	Time
10/10/19	13:31:25
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5662

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELLY JOHN R--E	66557-412		12/18/2015		856,000	No	No		
MELLY JOHN R/ET	26639-573		9/4/1996		99	No	No		A

USER DEFINED

Prior Id # 1:	42233
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2017	1536	Solar Pa	4,420	C				
1/15/1998	32	Alterati	3,000					ADD F/ROOM TO BASE
3/25/1994	76		5,000					REM/KIT/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	BS	Barbara S
4/3/2009	Entry Denied	372	PATRIOT
4/18/2000	Entry Denied	270	PATRIOT
10/15/1999	Mailer Sent		
10/5/1999	Measured	267	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5665		Sq. Ft.	Site		0	70.	1.04	12									412,967						413,000	

Total AC/HA:	0.13005	Total SF/SM:	5665	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	412,967	Spl Credit		Total:	413,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.11874998
Const Adj.:	0.99742496
Adj $ / SQ:	150.642
Other Features:	124071
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	619419
Depreciation:	66897
Depreciated Total:	552522

COMMENTS

DAY CARE IN HOUSE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	3	HB	1

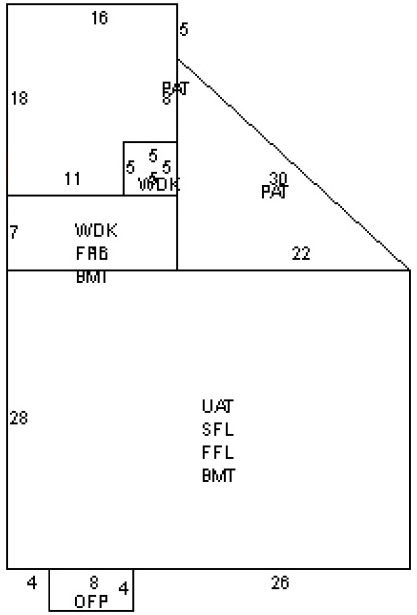
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.71
Special Features:	0	Val/Su Net:	128.67
Final Total:	552500	Val/Su SzAd	246.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,176	62.140	73,077
FFL	First Floor	1,176	150.640	177,155
SFL	Second Floor	1,064	150.640	160,283
PAT	Patio	483	3.020	1,458
UAT	Upper Attic	226	105.450	23,842
WDK	Deck	137	13.270	1,817
OFP	Open Porch	32	43.890	1,404
	Net Sketched Area:	4,294	Total:	439,036

Size Ad	2240	Gross Area	5132	FinArea	3054

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
UAT	85	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

066.0-0002-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1929	22.31	T	40	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600

IMAGE

AssessPro Patriot Properties, Inc